

Fill in this information to identify the case:

Debtor 1 Michael A Lee

Debtor 2 Deborah L Lee
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio

Case number 2:18-bk-50109

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,
Name of creditor: as Trustee of Chalet Series III Trust

Court claim no. (if known): 5-1

Last 4 digits of any number you use to
identify the debtor's account:

8 4 7 4**Date of payment change:**Must be at least 21 days after date
of this notice09/01/2020**New total payment:**\$ 891.13

Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 293.75New escrow payment: \$ 252.13**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1	Michael A Lee		
	First Name	Middle Name	Last Name

Case number (if known) 2:18-bk-50109

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
- ☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

x /s/ Molly Slutsky Simons

Signature

Date 07/13/2020

Print: Molly Slutsky Simons

First Name	Middle Name	Last Name
Molly	Slutsky	Simons

Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address	394 Wards Corner Road, Suite 180		
	Number	Street	
	Loveland	OH	45140
	City	State	ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com

SN Servicing Corporation

Final

323 FIFTH STREET

EUREKA, CA 95501

For Inquiries: (800) 603-0836

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: July 09, 2020

MICHAEL A LEE

Loan: [REDACTED]

DEBORAH L LEE

3898 S CT SE

WASHINGTON CRT HSE OH 43160

Property Address:

3898 SOUTH COURT SOUTHEAST

WASHINGTON CRT HSE, OH 43160

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Nov 2019 to Aug 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Sep 01, 2020:
Principal & Interest Pmt:	639.00	639.00
Escrow Payment:	293.75	252.13
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$932.75	\$891.13

Escrow Balance Calculation	
Due Date:	Jul 01, 2020
Escrow Balance:	1,734.49
Anticipated Pmts to Escrow:	587.50
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	\$2,321.99

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	839.44	(201.76)
Nov 2019	267.29	216.02	127.38	127.12	* Forced Place Insur	979.35	(112.86)
Dec 2019	267.29	293.75	127.38	126.99	* Forced Place Insur	1,119.26	53.90
Jan 2020	267.29	293.75	127.38	126.85	* Forced Place Insur	1,259.17	220.80
Feb 2020	267.29		839.45	877.76	* County Tax	687.01	(656.96)
Feb 2020		293.75	127.38	126.72	* Forced Place Insur	559.63	(489.93)
Mar 2020	267.29	293.75	127.38	126.59	* Forced Place Insur	699.54	(322.77)
Apr 2020	267.29	293.75	127.38	126.45	* Forced Place Insur	839.45	(155.47)
May 2020	267.29	293.75	127.38	126.32	* Forced Place Insur	979.36	11.96
Jun 2020	267.29		839.45	877.76	* County Tax	407.20	(865.80)
Jun 2020		293.75	127.38	126.19	* Forced Place Insur	279.82	(698.24)
Jun 2020		2,138.98			* Escrow Only Payment	279.82	1,440.74
Jul 2020	267.29	293.75	127.38		* Forced Place Insur	419.73	1,734.49
Aug 2020	267.29		127.38		* Forced Place Insur	559.64	1,734.49
					Anticipated Transactions	559.64	1,734.49
Jul 2020		293.75					2,028.24
Aug 2020		293.75					2,321.99
	\$2,672.90	\$5,292.50	\$2,952.70	\$2,768.75			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 2,952.70. Under Federal law, your lowest monthly balance should not have exceeded 534.58 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are

silent on this issue.

(The amount of surplus only exists if the loan is current, the analysis gives a projected overage as if all past due payments are made the month the analysis is processed).

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: July 09, 2020

MICHAEL A LEE

Loan: XXXXXXXXXX**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	2,321.99	1,139.23
Sep 2020	252.13			2,574.12	1,391.36
Oct 2020	252.13			2,826.25	1,643.49
Nov 2020	252.13			3,078.38	1,895.62
Dec 2020	252.13			3,330.51	2,147.75
Jan 2021	252.13			3,582.64	2,399.88
Feb 2021	252.13	1,270.00	Homeowners Policy	2,564.77	1,382.01
Feb 2021		877.76	County Tax	1,687.01	504.25
Mar 2021	252.13			1,939.14	756.38
Apr 2021	252.13			2,191.27	1,008.51
May 2021	252.13			2,443.40	1,260.64
Jun 2021	252.13	877.76	County Tax	1,817.77	635.01
Jul 2021	252.13			2,069.90	887.14
Aug 2021	252.13			2,322.03	1,139.27
	<u>\$3,025.56</u>	<u>\$3,025.52</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 504.25. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 504.25 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 2,321.99. Your starting balance (escrow balance required) according to this analysis should be \$1,139.23. This means you have a surplus of 1,182.76.

(The amount of surplus only exists if the loan is current, the analysis gives a projected overage as if all past due payments are made the month the analysis is processed).

This surplus must be returned to you unless it is less than \$50.00, in which case we have the additional option of keeping it and lowering your monthly payments accordingly. We are sending you a check for the surplus.

We anticipate the total of your coming year bills to be 3,025.52. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Document

Page 6 of 7

Unadjusted Escrow Payment	252.13
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	\$252.13

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
COLUMBUS DIVISION**

In Re:

Case No. 2:18-bk-50109

Michael A Lee
Deborah L Lee

Chapter 13

Debtors.

Judge Jeffery P. Hopkins

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing Notice of Mortgage Payment Change was served **electronically** on July 13, 2020 through the Court's ECF System on all ECF participants registered in this case at the e-mail address registered with the Court

And by **ordinary U.S. Mail** on July 13, 2020 addressed to:

Michael A Lee, Debtor
3898 S Court SE
Washington Court Hou, OH 43160

Deborah L Lee, Debtor
3898 S Court SE
Washington Court Hou, OH 43160

Respectfully Submitted,

/s/ Molly Slutsky Simons

Molly Slutsky Simons (0083702)
Sottile & Barile, Attorneys at Law
394 Wards Corner Road, Suite 180
Loveland, OH 45140
Phone: 513.444.4100
Email: bankruptcy@sottileandbarile.com
Attorney for Creditor